


MEMORANDUM

TO: PHIL CYBURT
 FROM: TOM OVERTURF 
 DATE: JANUARY 6, 1997
 SUBJECT: TORRANCE PHASE II PROPOSAL TO DAC

1. Per Exhibit "A", to accommodate extended DAC use of Buildings 1, 2, 12 and 66 with maximum cost efficiencies of current marketing, demolition, remediation, handling and crushing operations, MDRC will potentially require:
 - A. Retail Expansion Area (AutoNation in Alt. 2) approximately 5 acres.
 - B. Alternate Eastern Normandie Access Driveway (Alt. 3) approximately 2 acres for a 58' wide driveway east of Building 66, (if additional rail crossings are not made available by PUC and railroad),
 - C. Industrial/Office Area between Denker and Capitol Metals/LMC (Alt. 4) approximately 35 acres (Nippon Express 400-500,000 S.F. Distribution Building), and
 - D. Southerly Industrial/Office Area West of Denker (extended) to Western Avenue (Alt. 5) approximately 35 acres (FedEx Truck Depot).
2. MDRC would propose to remove Buildings 41, 45, 40 66A & CRS for Alt. 2, leaving the existing water and gas riser areas along the east property line, but completing soil remediation and site preparation work for retail use. Note: Additional environmental testing and Risk Assessment would be required for this and other Alternate areas.
3. Likewise, MDRC would propose to remove the covered loading area on east side of Building 66 and possibly developing a driveway to serve the retail access needs from the existing Normandie railroad crossing (Alt. 3), but only if required by virtue of lack of approval of new rail crossing at 195th Street or in retail area to the north.
4. Alt. 4 would require removal of Buildings 11, 14, 15 18, 60 and 60B to accommodate potential 450-500,000 S.F. Distribution Building/User.
5. Alt. 5 would require removal of Buildings 54, 55, and 56 to accommodate potential Distribution Building/User.
6. Building 4 Electrical Switch Building would be left to serve existing DAC needs and to potentially also serve as new electrical service facility for both retail and future industrial/office users. A new utility company could be formed to serve the entire 250 acre development to allow Association to negotiate consolidated rate structuring. The substation allows this site unique access to the public power grid for substantial rate savings over the long term.
7. Buildings 3, 19, 20 and 32 could also be removed as needed by DAC for parking, outside storage, etc. which we would recommend be done as quickly as possible
8. Building 29 (Alt. 1) will be removed by MDRC in January 1997 with the existing fence line restored and slab/footings left in place for DAC use.

TAO:kk KKT01891

cc: Mario Stavale, Merle Pautsch, Johnny Marasco

JAN 1, 1977

AUT. AREAS;
AUT. 1 = 0.7 ACRES
AUT. 2 = 5 ACRES

